

## 4 Mere Road, Upper Bruntingthorpe, LE17 5QP



**£250,000**

Situated in the tranquil village of Upper Bruntingthorpe, this three-bedroom mid-terrace house on Mere Road offers a delightful blend of comfort and rural charm. With stunning far-reaching views to the front, this property is perfect for those seeking a peaceful retreat while still being conveniently located. Upon entering, you are welcomed into a spacious family room that can easily serve as a home office, providing flexibility for modern living. The inner hallway leads you to a country-style kitchen that flows seamlessly into the dining room, creating an inviting space for family gatherings. French doors from the dining area open into a cosy lounge, enhancing the sense of space and light throughout the home. A practical utility room is conveniently situated off the kitchen, adding to the functionality of this well-designed property. The first floor boasts three generously sized double bedrooms, with the master bedroom featuring built-in wardrobes for added convenience. The remaining bedrooms offer ample space for additional storage solutions. The family bathroom is equipped with a shower over the bath, catering to all your bathing needs. Outside, the easily maintained garden provides direct access to The Green, a lovely local feature perfect for leisurely strolls or outdoor activities. To the front of the property, a gravelled driveway offers ample parking, ensuring that you and your guests are well accommodated. This delightful home is ideal for families or professionals looking for a serene lifestyle in a picturesque setting. With its spacious interiors and beautiful surroundings, this property is not to be missed.

*Service without compromise*



Office / Family Room 6'11" x 10'5" (2.11m x 3.18m)



Step into this spacious and flexible room via a Upvc door where you will find laminate flooring and a window to the front aspect. This room leads to an inner hall way that has two storage cupboards and there is ample space to hang all your outdoor coats and boots.

Office/Family Room (Photo Two)



Kitchen/Diner



Kitchen 7'10" x 10'10" (2.39m x 3.30m)



Fitted with hand crafted wooden cabinets with composite work surfaces over. Porcelain bowl and a half sink with mixer taps. Range style cooker with induction hob and extractor fan. There is space for a dishwasher and fridge. Ceramic tile flooring throughout and a window to the front aspect.

Kitchen (Photo Two)



Utility 6'7" x 6'10" (2.01m x 2.08m)



The utility room benefits from a window to the side aspect. There is space for a washing machine, tumble dryer and a fridge freezer. Ceramic tiled flooring throughout.

Dining Room 9'11" x 14'6" (3.02m x 4.42m)



A perfect place for entertaining family and friends, this dining room has a set of French doors that open into the garden. This area is open plan into the kitchen. Ceramic floor tiling throughout.

Lounge 13'8"x 17'8" (4.17mx 5.38m)



The lounge has a window to the rear aspect overlooking the garden, a wall mounted electric fire, oak flooring, storage cupboard and the staircase rises to the first floor accommodation. A set of double doors open into the dining room.



Lounge (Photo Two)



Bedroom One 11' x 10' (3.35m x 3.05m)



A double bedroom with a window to the front aspect that enjoys open field views. Built-in sliding wardrobes.

Bedroom One (Photo Two)



Landing



The landing has a window to the front aspect. The loft can be accessed via a loft hatch

Bedroom Two 9'10" x 13'5" (3.00m x 4.09m)



A double bedroom with a window to the rear aspect overlooking the garden. This bedroom allows ample room for wardrobe space. Wooden flooring.

Bedroom Two (Photo Two)



Bedroom Three



Double bedroom with a window to the rear aspect overlooking the garden and has a built in storage cupboard.

Bathroom 7' x 5'3" (2.13m x 1.60m)



Fitted with a low-level W/C and a hand wash basin set onto a cupboard with a wooden surface. Bath with a shower over and a side screen. Ceramic wall and floor tiles throughout. An opaque window to the front aspect.



## Garden



The garden has a timber decked seating area, a paved pathway leads to the top of the garden which is gravelled and has a variety of shrub and plant borders. There is a timber shed and a gate at the bottom of the garden that gives direct access onto the 'The Green' which is situated at the rear of the property.

## Rear Aspect Photo



## Outside & Parking



A gravelled drive provides ample off road parking for multiple cars,

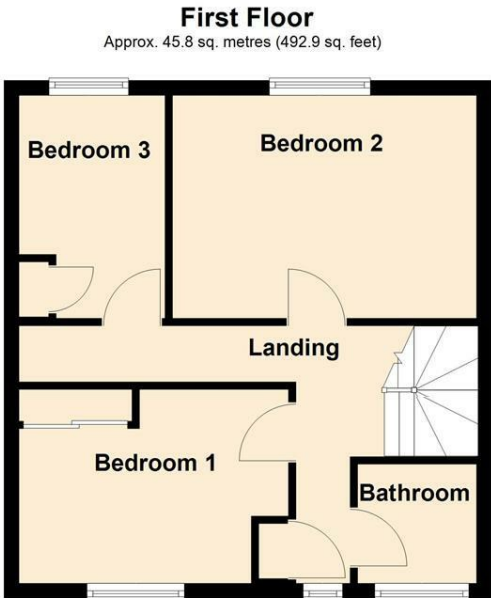
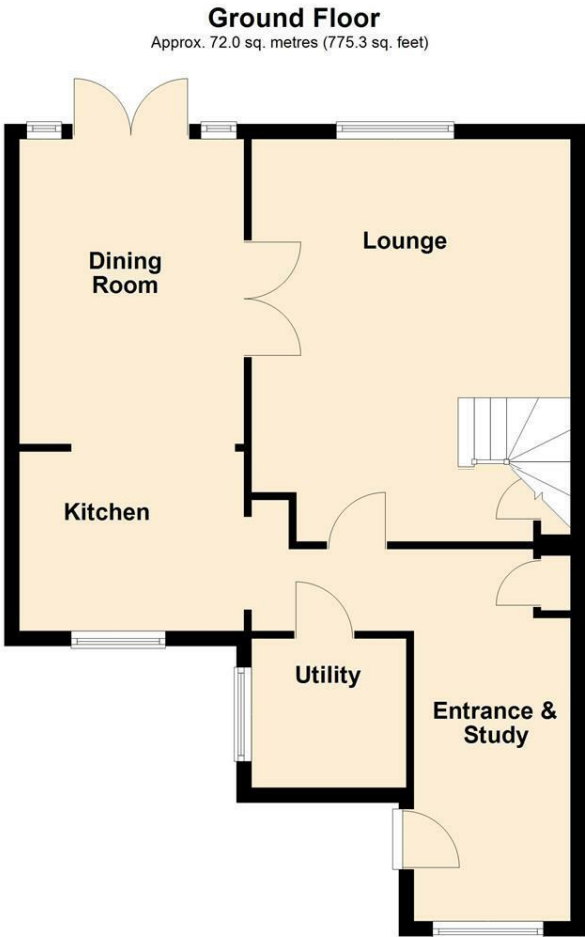
## Garden (Photo Two)



## The Green



Floor Plan



Total area: approx. 117.8 sq. metres (1268.1 sq. feet)

Area Map



Energy Efficiency Graph

